



# City of Carmel

## Carmel Board of Zoning Appeals Regular Meeting Monday, November 27, 2006

**Time:** 6:00 P.M.  
**Place:** Council Chambers, Second Floor  
Carmel City Hall  
One Civic Square  
Carmel, IN 46032

### AGENDA:

- A. Call to Order (6:00 p.m.)
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meeting
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearing:

**1h. TABLED UNTIL DEC. 18: ~~Lubavitch of Indiana Worship Center~~**

~~The applicant seeks approval for the following special use & development standards variance approvals:~~

~~Docket No. 06050007 SU Chapter 5.02 Special Uses~~

~~The site is located at 2640 W 96th Street and is zoned S-1/Residence.~~

~~Filed by Dave Coots of Coots, Henke & Wheeler, P.C.~~

**2-3h. TABLED UNTIL DEC. 18: ~~Bill Estes Pre-Owned Facility~~**

~~The applicant seeks the following development standards variance approvals:~~

~~Docket No. 06090020 V Chapter 26.04 north buffer yard reduction~~

~~Docket No. 06090023 V Chapter 23C.10.3.5(c) screened parking within front/side~~

~~yard. The site is located at 4102 W. 96th St and is zoned B2/Business and I1/Industrial~~

~~within the US 421 Overlay. Filed by Mary Solada of Bingham McHale.~~

**4-5h. Monon & Main, Unit 2E**

The applicant seeks the following development standards variance approvals:

**Docket No. 06090026 V Section 15.26 of PUD Z-462-04 non-residential on 2<sup>nd</sup> & 3<sup>rd</sup> flr**

**Docket No. 06090027 V Section 2.13.B of PUD Z-462-04 2-car garage requirement**

The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Vicky Earley of Artichoke Designs.

**6h. TABLED UNTIL DEC. 18: ~~Forest Glen, Lot 3 - Printing Plus~~**

~~The applicant seeks the following use variance approval for an office use:~~

~~Docket No. 06090012 UV ZO Chapter 6.01 Permitted Uses~~

~~The site is located at 2110 E. 96<sup>th</sup> St. and is zoned S-2/Residence.~~

~~Filed by Col. Rex A. Neal of Printing Plus.~~

**7-8h. TABLED UNTIL DEC. 18: ~~Monon & Main, Unit 2B~~**

~~The applicant seeks the following development standards variance approvals:~~

~~Docket No. 06100010 V Section 15.26 of PUD Z-462-04 non-residential uses on 2<sup>nd</sup> & 3<sup>rd</sup> floors~~

~~Docket No. 06100011 V Section 2.13.B of PUD Z-462-04 2-car garage requirement~~

~~The site is located northeast of Third Ave NW and Main St., and is zoned PUD/Planned Unit Development. Filed by Susan Karimi.~~

**9-10h. West Carmel Center Office Park, Ph II (West Carmel Center, Blk E)**

The applicant seeks the following development standards variance approvals:

**Docket No. 06100014 V Section 23C.09.D façade offsets**

**Docket No. 06100015 V Section 23C.10 and 26.04.05 buffer yard requirements**

The site is located southeast of Commerce Dr. and Carwinion Way and is zoned B-5/Business. Filed by Mike Jett of American Consulting for West Carmel I, LLC.

**11h. CMC Properties, Sec 2, Lot 3 - Holiday Inn**

The applicant seeks the following use variance approval for a full-service hotel use:

**Docket No. 06100016 UV Section 16.01 permitted uses**

The site is located at the northwest corner of 131<sup>st</sup> St. and Meridian St. and is zoned B-5/Business within the US 31 Overlay.

Filed by DeBoy Land Development Services, Inc for Motels of Carmel, LLP.

- I.** Old Business
- J.** New Business
- K.** Adjournment